

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1252 PAGE 213

OCT 6 11 06 AM '72

MORTGAGE OF REAL ESTATE

ELIZABETH RIDDLE  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

MOD-STRUCTS, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Peoples National Bank of Greenville, its successors or assigns forever;

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Thirty Thousand and no/100----- Dollars (\$ 30,000.00 ) due and payable

July 3, 1973

with interest thereon from date at the rate of Eight (8%) per centum per annum, to be paid: quarterly beginning  
January 4, 1973

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, being known and designated as Lot 33, Block 1, Tax District No. 289 as shown by a survey and plat by Kermit T. Gould on February 5, 1972 to be recorded herewith, in Plat Book 45 at Page 38 in the R. M. C. Office for Greenville County, and according to said plat as having the following metes and bounds to-wit:

BEGINNING at an old iron pin on the bank of North Lake Road N. 2-38 W. 368.18 feet to an old iron pin, thence continuing along the same course 222.5 feet to a new iron pin, thence continuing along the same course 502.95 feet to an old iron pin on the bank of North Lake Road, thence continuing along the same course 37 feet to a stone and iron pin, thence N. 87-15 E. 85 feet to a new iron pin and an old stump, thence N. 14-45 E. 111 feet to a spike nail in edge of road, thence S. 85-37 E. 1410.22 feet to a new iron pin, thence S. 6-50 W. 111.5 feet to an old iron pin, thence N. 79-30 W. 445.5 feet to an iron pin, thence S. 12-29 W. 1406.26 feet to an old iron pin on the bank of North Lake Road, thence along North Lake Road S. 60-30 W. 175.85 feet to a new iron pin, thence S. 58-52 W. 107.65 feet, thence S. 75-52 W. 58.48 feet, thence N. 76-15 W. 76.65 feet, Thence N. 72-42 W. 160.9 feet to the point of beginning.

This conveyance excludes Lot 1 of Briarwood Subdivision as previously deeded by Cecil L. Styles and Sue H. Styles to Rev. Edmond Poole and Josephine Poole as recorded in Deed Book 944 at page 510 in the R. M. C. Office for Greenville County.

This conveyance is subject to the Duke Power Right-of-Way as shown on said plat.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.